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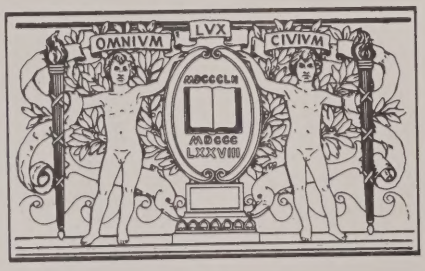

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BACK BAY - BEACON HILL

POPULATION & HOUSING PROFILE

U.S. CENSUS STF1, 1990

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Rolf Goetze
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with the assistance of:
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Boston Redevelopment Authority
Policy Development & Research Department

Assisted by State Data Center
Massachusetts Institute for
Social and Economic Research
University of Massachusetts/Amherst

November 1, 1991

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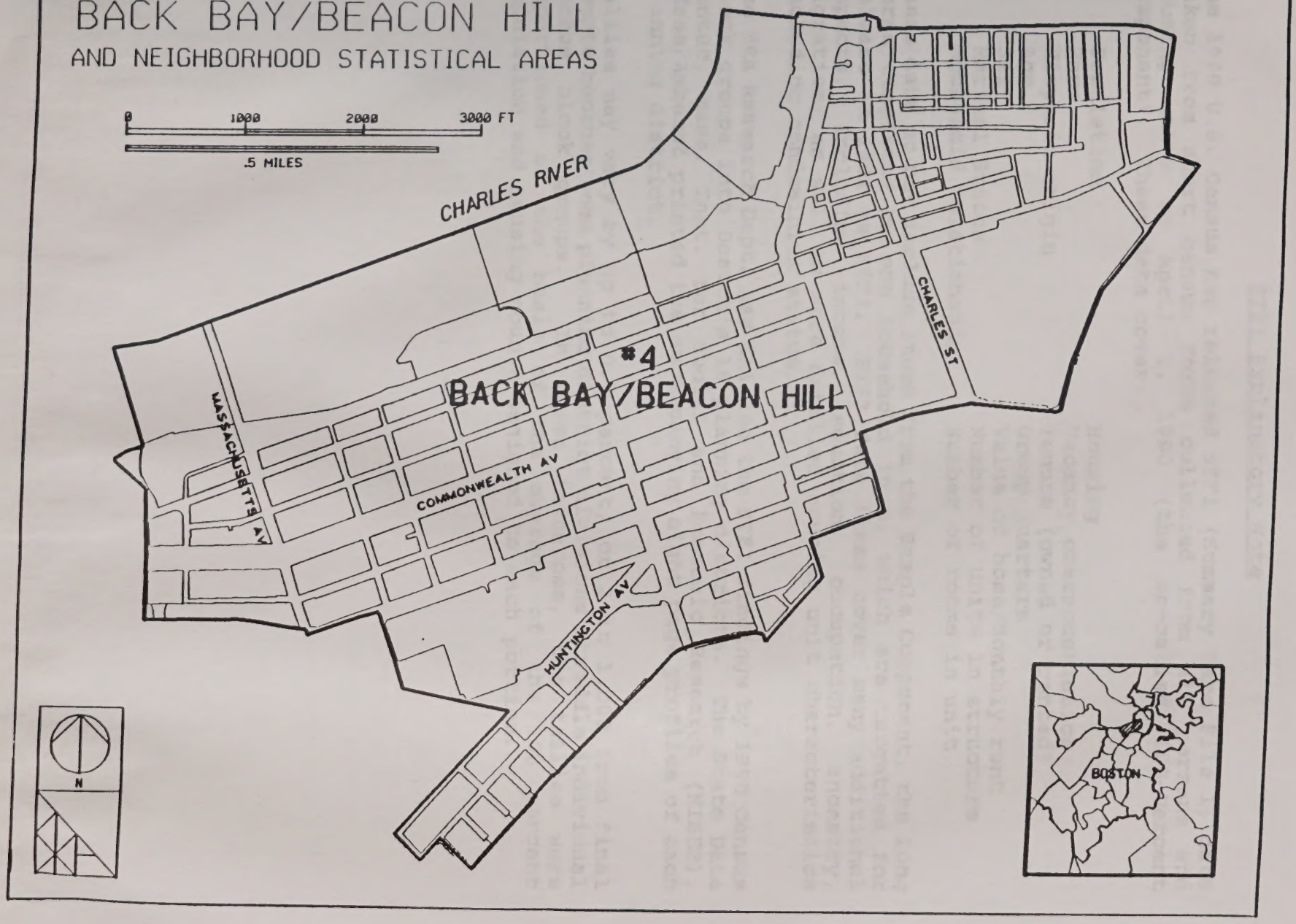
PLANNING DISTRICT #5
BACK BAY/BEACON HILL
AND NEIGHBORHOOD STATISTICAL AREAS



STF1 Explanatory Note

The 1990 U.S. Census has released STF1 (Summary Tape File 1) data taken from short census forms collected from all persons and housing units on April 1, 1990 (the so-called 100-Percent Component). These data cover:

Population	Housing
Race	Vacancy characteristics
Hispanic origin	Tenure (owned or rented)
Age	Group quarters
Sex	Value of home/Monthly rent
Marital Status	Number of units in structure
Household relationship	Number of rooms in unit

These data do not include items from the Sample Component, the long forms completed by one household in 6, which are targetted for release in 1992 as STF3. STF3 data items cover many additional aspects, including income, eduction, occupation, ancestry, migration, as well as more detailed housing unit characteristics including condominium status.

The BRA Research Dept. has tallied the STF1 findings by 1990 Census block groups into Boston's 16 planning districts. The State Data Center, Mass. Inst. for Social and Economic Research (MISER), UMass/Amherst printed the accompanying eight page profiles of each planning district.

Tallies may vary by up to 0.2 percent, or 2 in 1,000 from final counts because some planning district divisions straddle individual census block groups. In these instances, the tallies were apportioned on the basis of the average of the 100 percent population and housing counts assigned to each portion.

REPORT #91-13
Area Name: Back Bay/Beacon Hill
State:MA

Profile 1 - General Characteristics of the Population
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P1. Persons/Area/Density

Total Persons	27,854
Total Area (sq.miles)	
Land Area	
Water Area	
Population Density: Persons per square mile of Land area	

P5. Sex (Universe: Persons)

	Number	PCT
Total	27,854	100.0%
Female	14,299	51.3%
Male	13,554	48.7%

P7. Race (Universe: Persons)

	Number	PCT
Total	27,854	100.0%
White	25,275	90.7%
Black	1,015	3.6%
American Indian, Eskimo, or Aleut	41	0.1%
American Indian	40	0.1%
Eskimo	0	0.0%
Aleut	1	0.0%
Asian or Pacific Isl.	1,303	4.7%
Asian	1,291	4.6%
Chinese	517	1.9%
Filipino	79	0.3%
Japanese	323	1.2%
Asian Indian	129	0.5%
Korean	135	0.5%
Vietnamese	40	0.0%
Cambodian	2	0.0%
Hmong	0	0.0%
Laotian	0	0.0%
Thai	13	0.0%
Other Asian	53	0.2%
Pacific Islander	15	0.1%
Polynesian	12	0.0%
Hawaiian	8	0.0%
Samoan	4	0.0%
Tongan	0	0.0%
Other Polynesian	0	0.0%
Micronesian	1	0.0%
Guamanian	1	0.0%
Other Micronesian	0	0.0%
Melanesian	0	0.0%
Pacific Isl., Other	2	0.0%
Other Race	220	0.8%

P6/8/10. Race and Hispanic Origin (Universe: Persons)

	Total Persons		Not Of Hispanic Origin		Hispanic Origin	
	Number	PCT	Number	PCT	Number	PCT
Total	27,854	100.0%	26,952	100.0%	901	100.0%
White	25,275	90.7%	24,624	91.4%	650	72.1%
Black	1,015	3.6%	960	3.6%	54	6.0%
American Indian, Eskimo or Aleut	41	0.1%	40	0.1%	1	0.1%
Asian or Pacific Islander	1,303	4.7%	1,282	4.8%	23	2.6%
Other Race	220	0.8%	47	0.2%	174	19.3%

P9. Hispanic Origin (Universe: Persons)

	Number	PCT
Total	27,854	100.0%
Not of Hispanic Origin	26,952	96.8%
Hispanic Origin	901	3.2%
Mexican	129	0.5%
Puerto Rican	195	0.7%
Cuban	51	0.2%
Other Hispanic	527	1.9%

P28. Group Quarters (Universe: Persons In GQ)

	Number	PCT
Total in Group Quarters	3,209	100.0%
Persons in Institutions:	74	2.3%
Correctional Insts.	22	0.7%
Nursing Homes	52	1.6%
Mental (Psychiatric) Hospitals	0	0.0%
Juvenile Institutions	0	0.0%
Other Institutions	0	0.0%
Other Persons In Group Qtrs	3,135	97.7%
College Dormitories	2,569	80.1%
Military Dormitories	0	0.0%
Emergency Shelters For Homeless	84	2.6%
Visible in Street Locales	26	0.8%
Other Non-Institutional Group Quarters	456	14.2%

M3->7. Median Age by Race/Hisp Orig and Sex (Universe: Persons)

	Total	Female	Male
Total	32.30	31.50	33.00
White			
Black			
Amer Ind, Esk, Aleut			
Asian or Pac.Islander			
Other Hispanic Origin			

P11/12. Persons by Sex by Age (Universe: Persons)

Age	Total	Female	Male
Total	27,854	14,299	13,554
Under 1	127	58	71
1 - 2	243	118	128
3 - 4	164	74	90
5	91	43	49
6	51	35	16
7 to 9	157	65	93
10 - 11	77	46	31
12 - 13	84	42	43
14	45	19	26
15	39	24	15
16	48	31	17
17	77	34	44
18	595	376	220
19	1,075	573	505
20	1,213	569	647
21	1,060	521	540
22 - 24	3,348	1,993	1,357
25 - 29	5,334	2,861	2,475
30 - 34	3,402	1,584	1,819
35 - 39	2,184	1,040	1,145
40 - 44	1,882	878	1,004
45 - 49	1,488	695	793
50 - 54	1,148	527	623
55 - 59	913	407	506
60 - 61	370	180	190
62 - 64	458	222	238
65 - 69	685	354	332
70 - 74	497	281	216
75 - 79	384	242	142
80 - 84	348	234	114
85 & over	272	188	84

State Data Center, Massachusetts Institute for Social and Economic Research, 128 Thompson Hall, University of Massachusetts, MA 01003 (413) 545-3460

REPORT #91-14
Area Name: Back Bay/Beacon Hill
State:MA

Profile 2 - Persons By Age, Race, Sex And Hispanic Origin
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P12. Persons by Age, Race and Sex (Universe: Persons)
All Persons: 27,854 All Females: 14,299 All Males: 13,554

Age	White Total	White Female	Black Total	Black Female	Am.Ind/Esk/Aleut Total	Am.Ind/Esk/Aleut Female	Asian/Pac Isl. Total	Asian/Pac Isl. Female	Other Race Total	Other Race Female
Total	25,275	13,020	1,015	519	41	21	1,304	651	220	89
Under 1	117	51	7	4	0	0	5	3	0	0
1 - 2	210	97	13	6	0	0	13	9	10	6
3 - 4	144	67	3	1	0	0	13	6	4	0
5	80	36	5	2	0	0	5	3	2	2
6	42	29	4	3	0	0	5	3	0	0
7 to 9	139	57	4	1	1	0	12	6	2	1
10 - 11	66	38	6	4	1	1	2	2	2	1
12 - 13	66	33	10	7	0	0	7	2	2	0
14	36	13	4	2	0	0	3	2	2	2
15	35	21	3	2	0	0	1	1	0	0
16	39	26	5	2	0	0	4	3	0	0
17	60	26	6	3	0	0	10	3	2	2
18	512	339	29	15	1	0	41	17	13	5
19	923	505	63	37	0	0	78	26	14	5
20	1,068	512	45	23	1	1	81	28	21	5
21	934	453	41	30	2	0	70	33	14	5
22 - 24	3,008	1,793	91	50	7	5	215	129	29	16
25 - 29	4,873	2,623	129	63	6	3	286	160	42	12
30 - 34	3,088	1,451	109	46	6	3	178	75	22	9
35 - 39	2,036	977	57	21	7	4	72	32	13	6
40 - 44	1,759	819	65	23	1	0	49	33	8	3
45 - 49	1,381	650	63	25	3	0	36	17	5	3
50 - 54	1,076	498	40	17	1	1	30	11	3	0
55 - 59	850	375	32	16	0	0	29	15	2	1
60 - 61	342	168	16	7	0	0	8	2	4	3
62 - 64	419	202	31	15	0	0	9	4	1	1
65 - 69	637	324	30	21	0	0	14	7	5	2
70 - 74	446	251	41	25	1	1	9	4	0	0
75 - 79	335	207	37	26	0	0	11	8	1	1
80 - 84	312	208	27	20	2	2	7	4	0	0
85 & over	250	175	12	8	1	0	9	5	0	0
Under 65										
0-4	471	215	23	11	0	0	31	18	14	6
5-17	563	279	47	26	2	1	49	25	12	8
5-11	327	160	19	10	2	1	24	14	6	4
12-14	102	46	14	9	0	0	10	4	4	2
15-17	134	73	14	7	0	0	15	7	2	2
18-64	22,269	11,365	811	388	35	17	1,182	582	191	74
18-44	18,201	9,472	629	308	31	16	1,070	533	176	66
45-64	4,068	1,893	182	80	4	1	112	49	15	8
Other Age Groups										
16+	24,348	12,582	969	493	39	20	1,246	616	199	79
18+	24,249	12,530	958	488	39	20	1,232	610	197	77
62+	2,399	1,367	178	115	4	3	59	32	7	4
65+	1,980	1,165	147	100	4	3	50	28	6	3

P13. Hispanic Origin
(Universe: Hisp Persons)

Age	Total	Female
Total	901	432
Under 1	1	0
1 - 2	16	10
3 - 4	7	2
5	4	2
6	0	0
7 to 9	8	3
10 - 11	1	0
12 - 13	3	0
14	2	0
15	0	0
16	1	0
17	2	2
18	36	21
19	61	34
20	80	32
21	53	23
22 - 24	141	88
25 - 29	195	88
30 - 34	99	41
35 - 39	47	18
40 - 44	32	10
45 - 49	24	13
50 - 54	13	4
55 - 59	18	12
60 - 61	10	5
62 - 64	9	6
65 - 69	14	6
70 - 74	12	7
75 - 79	8	4
80 - 84	7	3
85 & over	6	4
Under 65		
0-4	24	12
5-17	21	7
5-11	13	5
12-14	5	0
15-17	3	2
18-64	818	395
18-44	744	355
45-64	74	40
Other Age Groups		
16+	868	421
18+	865	419
62+	56	30
65+	47	24

Profile 3 - Household and Family Characteristics
1990 Census of Population and Housing, Summary Tape File 1

Report #91-15
Area Name: Back Bay/Beacon Hill
State:MA
Area Type: Planning District

P1/2/3/15/17/17A. Persons, Households And Families

Total Persons	27,854
Persons in Households	24,645
Total Households	15,888
Persons Per Household	1.55
Persons In Families	8,492
Total Families	3,533
Persons Per Family	

P14. Sex by Marital Status (Universe: Persons 15 Years and Over)

	Total	PCT	Female	PCT	Male	PCT
Total Persons	26,820	100.0%	13,806	100.0%	13,014	100.0%
Never Married	17,380	64.8%	8,793	63.7%	8,587	66.0%
Now Married, Except Separated	6,372	23.8%	3,166	22.9%	3,206	24.6%
Separated	386	1.4%	188	1.4%	198	1.5%
Widowed	823	3.1%	664	4.8%	159	1.2%
Divorced	1,859	6.9%	995	7.2%	864	6.6%

P15. Household Type and Relationship (Universe: Persons)

	Persons	PCT
Total	27,854	100.0%
In Households	24,645	88.5%
In Family Households	8,718	31.3%
Householder	3,533	12.7%
Spouse	2,998	10.8%
Child	1,584	5.7%
Natural-Born/Adopted	1,540	5.5%
Step	44	0.2%
Grandchild	16	0.1%
Other Relatives	363	1.3%
Non-Relatives	226	0.8%
In NonFamily Households	15,926	57.2%
Householder Liv. Alone	9,471	34.0%
Householder Not Alone	2,884	10.4%
Non-Relatives	3,571	12.8%
In Group Quarters	3,209	11.5%
Institutionalized	74	0.3%
Others in Group Quarters	3,135	11.3%

P21. Household Type and Relationship (Universe: Persons Under 18)

	Persons	PCT
Total	1,203	100.0%
In Households	1,157	96.2%
Householder or Spouse	8	0.7%
Own Child	1,109	92.2%
In Married Couple Family	957	79.6%
In Other Family	152	12.6%
Male Householder, No Wife Present	32	2.7%
Female Householder, No Husband Present	120	10.0%
Other Relatives	21	1.7%
Non-Relatives	14	1.2%
In Group Quarters	46	3.8%
Institutionalized	0	0.0%
Other persons in Group Quarters	46	3.8%

P23. Household Type and Relationship (Universe: Persons 65+)

	Persons	PCT
Total	2,186	100.0%
In Households	2,059	94.2%
In Family Households	718	32.8%
Householder	391	17.9%
Spouse	256	11.7%
Other Relative	58	2.7%
Non-Relative	13	0.6%
In NonFamily Households	1,340	61.3%
Male Householder	415	19.0%
Living Alone	391	17.9%
Not Living Alone	24	1.1%
Female Householder	875	40.0%
Living Alone	836	38.2%
Not Living Alone	39	1.8%
Non-Relatives	50	2.3%
In Group Quarters	127	5.8%
Institutionalized	46	2.1%
Others in Group Quarters	81	3.7%

P22. Relationship and Age

(Univ.:Persons Under 18)	--All--	Persons In Households				Persons In Group Quarters		
	Total	Total	Own Child	Other Relative	NonRelatives	Total	Institutional	Other
Under 18	1,203*	1,155*	1,112	21	14	46	0	47
Under 3 years	370	356	349	2	5	14	0	14
3 to 4 years	164	163	160	3	0	1	0	1
5 years	91	90	86	2	2	2	0	2
6 to 11 years	285	281	273	5	3	2	0	2
12 to 13 years	84	80	78	2	0	4	0	4
14 years	45	42	41	1	0	3	0	3
15 to 17 years	164*	143*	125	6	4	21	0	21
% Under 3 years	30.8%	30.8%	31.4%	9.5%	35.7%	30.4%	***.*%	29.8%
% 3 and 4 years	13.6%	14.1%	14.4%	14.3%	0.0%	2.2%	***.*%	2.1%
% 5 years	7.6%	7.8%	7.7%	9.5%	14.3%	4.3%	***.*%	4.3%
% 6 to 11 years	23.7%	24.3%	24.6%	23.8%	21.4%	4.3%	***.*%	4.3%
% 12 to 13 years	7.0%	6.9%	7.0%	9.5%	0.0%	8.7%	***.*%	8.5%
% 14 years	3.7%	3.6%	3.7%	4.8%	0.0%	6.5%	***.*%	6.4%
% 15 to 17 years	13.6%*	12.4%*	11.2%	28.6%	28.6%	45.7%	***.*%	44.7%

*Includes 8 Householders and Spouses under 18 not shown separately.

State Data Center, Massachusetts Institute for Social and Economic Research, 128 Thompson Hall, University of Massachusetts, MA 01003 (413) 545-3460

Report #91-16
Area Name: Back Bay/Beacon Hill
State:MA

Profile 4 - Household Characteristics
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

P16.Household Size and Type (Universe: Households)

	Households
1 Person	9,471
Male Householder	4,580
Female Householder	4,891
2 or More Persons	6,417
Family Households	3,534
Married Couple Family	2,998
With related children	641
No related children	2,357
Other Family	536
Male Householder,No Wife Pres.	173
With related children	27
No related children	146
Female Householder, No Husband present	363
With related children	108
No related children	255
Non-Family Households	2,883
Male Householder	1,397
Female Householder	1,486

P24/25. Households By Household Size/Type by Age of Members (Universe:Households)

	--All Households-- Total	PCT	1 Person Household	2 or More Persons Family	NonFamily
Households With:					
1 or more Persons 60 Years & over	2,372	14.9%	1,546	712	114
No Persons 60 Years and over	13,517	85.1%	7,926	2,821	2,770
1 or more Persons 65 Years & over	1,775	11.2%	1,227	470	78
No Persons 65 Years and over	14,113	88.8%	8,244	3,063	2,806

P27. Household Type and Household Size (Universe: Households)

	All Households Total	Pct	Cum.Pct	Family Total	Pct	NonFamily Total	Pct
1 Person	9,471	59.6%	59.6%	N/A	N/A	9,471	76.7%
2 Persons	4,870	30.7%	90.3%	2,506	71.0%	2,364	19.1%
3 Persons	998	6.3%	96.5%	600	17.0%	398	3.2%
4 Persons	386	2.4%	99.0%	291	8.2%	95	0.8%
5 Persons	107	0.7%	99.6%	91	2.6%	16	0.1%
6 Persons	36	0.2%	99.9%	29	0.8%	7	0.1%
7 or more Persons	20	0.1%	100.0%	15	0.4%	5	0.0%
Total Households	15,888	100.0%	----	3,532	100.0%	12,356	100.0%

P19/20. Race/Hispanic Origin of Householder by Household Type

(Universe:Households)	Total	Pct	White	Pct	Black	Pct	Amer.Ind/Esk. Aleut	Pct	Asian or Pac.Isl.	Pct	Other Race	Pct	Hispanic Origin	Pct
Family Households	3,534	100.0%	3,274	100.0%	88	100.0%	1	100.0%	156	100.0%	16	100.0%	77	100.0%
Married Couple Fam	2,998	84.8%	2,822	86.2%	49	55.7%	1	100.0%	117	75.0%	9	56.3%	51	66.2%
With Rela. Child	641	18.1%	585	17.9%	15	17.0%	1	100.0%	37	23.7%	3	18.8%	10	13.0%
No Related Child	2,357	66.7%	2,237	68.3%	34	38.6%	0	0.0%	80	51.3%	6	37.5%	41	53.2%
Other Family	536	15.2%	452	13.8%	39	44.3%	0	0.0%	39	25.0%	7	43.8%	26	33.8%
Male Householder														
No Wife present	173	4.9%	143	4.4%	11	12.5%	0	0.0%	16	10.3%	3	18.8%	15	19.5%
With Rela. Child	27	0.8%	23	0.7%	2	2.3%	0	0.0%	1	0.6%	1	6.3%	1	1.3%
No related Child	146	4.1%	120	3.7%	9	10.2%	0	0.0%	15	9.6%	2	12.5%	14	18.2%
Female Householder														
No Husb present	363	10.3%	309	9.4%	28	31.8%	0	0.0%	23	14.7%	4	25.0%	11	14.3%
With Rela. Child	108	3.1%	82	2.5%	19	21.6%	0	0.0%	5	3.2%	2	12.5%	3	3.9%
No Related Child	255	7.2%	227	6.9%	9	10.2%	0	0.0%	18	11.5%	2	12.5%	8	10.4%
NonFamily Households	12,354	100.0%	11,335	100.0%	470	100.0%	21	100.0%	451	100.0%	79	100.0%	337	100.0%
H.H. Living Alone	9,471	76.7%	8,626	76.1%	420	89.4%	16	76.2%	348	77.2%	61	77.2%	249	73.9%
H.H. Not Liv. Alone	2,883	23.3%	2,709	23.9%	50	10.6%	5	23.8%	103	22.8%	18	22.8%	88	26.1%

P18. Age of Household Members By Household Type (Universe: Households)

	Total	Pct	With Persons Under 18	Pct	Without Persons Under 18	Pct
Family Households	3,534	100.0%	779	100.0%	2,755	100.0%
Married-Couple Family	2,998	84.8%	642	82.4%	2,356	85.5%
Other Family	536	15.2%	137	17.6%	399	14.5%
Male Householder, No Wife Present	173	4.9%	28	3.6%	145	5.3%
Female Householder, No Husband Present	363	10.3%	109	14.0%	254	9.2%
NonFamily Households	12,354	100.0%	7	100.0%	12,348	100.0%
Male Householder	5,977	48.4%	4	57.1%	5,974	48.4%
Female Householder	6,377	51.6%	3	42.9%	6,374	51.6%

P26. Household Type (Universe: Households)

All Households	15,888
Households with 1 or More Non-Relatives	3,051
Households with No Non-Relatives	12,837

Profile 5 - Housing Unit Characteristics and Tenure
1990 Census of Population and Housing, Summary Tape File 1

Report #91-17
Area Name: Back Bay/Beacon Hill
State:MA
Area Type: Planning District

H4. Urban and Rural
(Universe: Housing Units)

	Units
All Housing Units	17,975
Urban	0
Inside Urbanized Areas	0
Outside Urbanized Areas	0
Rural	0
Not Defined for This File	17,975

H1/2/3/5. Housing Units by Tenure and Vacancy
(Universe: Housing Units)

	Housing Units	Pct
All Housing Units	17,975	100.0%
Occupied	15,888	88.4%
Owner Occupied	4,602	25.6%
Renter Occupied	11,286	62.8%
Vacant	2,086	11.6%
For Rent	1,102	6.1%
For Sale Only	274	1.5%
Rented or Sold, Not Occupied	184	1.0%
For Seasonal, Recreational Or Occasional Use	310	1.7%
For Migrant Workers	2	0.0%
Other Vacant	217	1.2%

H14/15/16. Average Rooms by Tenure and Vacancy
(Universe: Housing Units)

	Aggregate Rooms	Average Rooms Per Unit
All Housing Units	57,841	3.22
Occupied	51,528	3.24
Owner Occupied	21,354	4.64
Renter Occupied	30,174	2.67
Vacant	6,313	3.03
For Rent	3,007	2.73
For Sale Only	965	3.52
Rented or Sold/Not Occupied	746	4.05
For Seasonal, Recreational Or Occasional Use	888	2.86
For Migrant Workers	6	3.00
Other Vacant	700	3.23

H8/9. Tenure by Race of Householder
(Universe: Occupied Housing Units)

	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
All Races	15,887	100.0%	4,601	100.0%	11,286	100.0%
White	14,610	92.0%	4,423	96.1%	10,186	90.3%
Black	556	3.5%	55	1.2%	502	4.4%
American Indian Eskimo or Aleut	22	0.1%	1	0.0%	21	0.2%
Asian or Pacific Islander	605	3.8%	111	2.4%	494	4.4%
Other Race	94	0.6%	11	0.2%	83	0.7%

H10/11. Hispanic Origin of Householder by Race of Householder and Tenure
(Universe: Occupied Housing Units)

	Not of Hispanic Origin: Occupied Units	Not of Hispanic Origin: Occupied Pct	Hispanic Origin: Occupied Units	Hispanic Origin: Occupied Pct	Hispanic Origin: Owner Occupied Units	Hispanic Origin: Owner Occupied Pct	Hispanic Origin: Renter Occupied Units	Hispanic Origin: Renter Occupied Pct
All Races	15,475	100.0%	412	100.0%	41	100.0%	372	100.0%
White	14,310	92.5%	300	72.8%	32	78.0%	269	72.3%
Black	531	3.4%	25	6.1%	0	0.0%	25	6.7%
Amer.Indian/ Esk./Aleut	21	0.1%	1	0.2%	0	0.0%	1	0.3%
Asian/Pacific Islander	596	3.9%	9	2.2%	2	4.9%	7	1.9%
Other Race	17	0.1%	77	18.7%	7	17.1%	70	18.8%

H12. Tenure by Age of Householder
(Universe: Occupied Housing Units)

	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
Total	15,888	100.0%	4,602	100.0%	11,285	100.0%
15 to 24 Years	2,499	15.7%	163	3.5%	2,336	20.7%
25 to 34 Years	5,756	36.2%	1,170	25.4%	4,586	40.6%
35 to 44 Years	2,922	18.4%	1,209	26.3%	1,713	15.2%
45 to 54 Years	1,820	11.5%	959	20.8%	861	7.6%
55 to 64 Years	1,208	7.6%	586	12.7%	622	5.5%
65 to 74 Years	897	5.6%	293	6.4%	604	5.4%
75 Years & over	785	4.9%	222	4.8%	563	5.0%

Profile 6 - Housing Unit Characteristics - Persons, Rooms and Tenure
1990 Census of Population and Housing, Summary Tape File 1

Report #91-18
Area Name: Back Bay/Beacon Hill
State:MA
Area Type: Planning District

H17/18. Tenure by Persons In Unit (Universe: Occupied Housing Units)

	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
Total	15,888	100.0%	4,602	100.0%	11,286	100.0%
1 Person	9,471	59.6%	2,223	48.3%	7,249	64.2%
2 Persons	4,871	30.7%	1,668	36.2%	3,202	28.4%
3 Persons	998	6.3%	389	8.5%	610	5.4%
4 Persons	385	2.4%	220	4.8%	167	1.5%
5 Persons	106	0.7%	65	1.4%	42	0.4%
6 Persons	36	0.2%	24	0.5%	12	0.1%
7 or more Persons	20	0.1%	14	0.3%	6	0.1%

H17A/18A/19/20. Persons in Occupied Housing Units

	Occupied	Owner Occupied	Renter Occupied
Persons	24,645	8,175	16,469
Persons per Unit	52.61	53.90	49.98
Percentage of Persons	100.0%	33.2%	66.8%

H21/22. Tenure by Persons Per Room (Universe: Occupied Housing Units)

Persons Per Room	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
0.50 or Less	9,897	62.3%	3,665	79.6%	6,232	55.2%
0.51 to 1.00	5,540	34.9%	888	19.3%	4,653	41.2%
1.01 to 1.50	119	0.7%	20	0.4%	100	0.9%
1.51 to 2.00	294	1.9%	28	0.6%	267	2.4%
2.01 or More	37	0.2%	2	0.0%	35	0.3%
Total	15,888	100.0%	4,602	100.0%	11,286	100.0%

H13. Rooms (Universe: Housing Units)

	Housing Units	Pct
1 Room	3,221	17.9%
2 Rooms	3,550	19.7%
3 Rooms	4,885	27.2%
4 Rooms	3,232	18.0%
5 Rooms	1,424	7.9%
6 Rooms	607	3.4%
7 Rooms	306	1.7%
8 Rooms	226	1.3%
9 or more Rooms	523	2.9%
Total	17,975	100.0%

H6/7. Boarded-Up Status and Usual Home Elsewhere (Universe: Vacant Housing Units)

	Vacant Units	Pct
Boarded-Up	3	0.1%
Not Boarded-Up	2,083	99.9%
Vacant, Usual Home Elsewhere	372	17.8%
All Other Vacant	1,715	82.2%

H40. Vacancy Status by Duration of Vacancy (Universe: Vacant Housing Units)

	Vacant	Pct	Vacant For Rent	Pct	Vacant For Sale Only	Pct	All Other Vacants	Pct
Total	2,086	100.0%	1,102	100.0%	274	100.0%	712	100.0%
Less Than 2 Months	835	40.0%	432	39.2%	21	7.7%	382	53.7%
2 to 6 Months	683	32.7%	424	38.5%	95	34.7%	164	23.0%
6 or More Months	570	27.3%	246	22.3%	158	57.7%	166	23.3%

H39. Age of Householder by Meals Included in Rent (Universe: Specified Renter Occupied Housing Units)

	All Ages	Pct	Under 65 Years	Pct	65 Years & Over	Pct
Total	11,280	100.0%	10,117	100.0%	1,163	100.0%
With Cash Rent	11,084	98.3%	9,943	98.3%	1,141	98.1%
Meals Included in Rent	69	0.6%	65	0.6%	4	0.3%
No Meals Included in Rent	11,015	97.7%	9,878	97.6%	1,137	97.8%
No Cash Rent	196	1.7%	174	1.7%	22	1.9%

Report #91-19
Area Name: Back Bay/Beacon Hill
State:MA

Profile 7 - Financial Characteristics of Housing Units
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

H23. Value (Universe: Specified Owner Occupied Housing Units)

	Units	Pct
Specified Owner Occupied	420	100.0%
Less than $15,000	0	0.0%
$ 15,000 to $ 19,999	0	0.0%
$ 20,000 to $ 24,999	0	0.0%
$ 25,000 to $ 29,999	0	0.0%
$ 30,000 to $ 34,999	0	0.0%
$ 35,000 to $ 39,999	0	0.0%
$ 40,000 to $ 44,999	1	0.2%
$ 45,000 to $ 49,999	0	0.0%
$ 50,000 to $ 59,999	0	0.0%
$ 60,000 to $ 74,999	2	0.5%
$ 75,000 to $ 99,999	1	0.2%
$100,000 to $124,999	4	1.0%
$125,000 to $149,999	4	1.0%
$150,000 to $174,999	5	1.2%
$175,000 to $199,999	4	1.0%
$200,000 to $249,999	10	2.4%
$250,000 to $299,999	9	2.1%
$300,000 to $399,999	25	6.0%
$400,000 to $499,999	36	8.6%
$500,000 or more	319	76.0%

H32. Contract Rent (Universe: Specified Renter Occupied Housing Units)

	Units	Pct
Specified Renter Occupied	11,281	100.0%
With Cash rent	11,085	98.3%
Less than $100	35	0.3%
$ 100 to $ 149	246	2.2%
$ 150 to $ 199	148	1.3%
$ 200 to $ 249	220	2.0%
$ 250 to $ 299	173	1.5%
$ 300 to $ 349	175	1.6%
$ 350 to $ 399	202	1.8%
$ 400 to $ 449	303	2.7%
$ 450 to $ 499	300	2.7%
$ 500 to $ 549	552	4.9%
$ 550 to $ 599	613	5.4%
$ 600 to $ 649	776	6.9%
$ 650 to $ 699	736	6.5%
$ 700 to $ 749	876	7.8%
$ 750 to $ 999	2,765	24.5%
$1,000 or more	2,968	26.3%
No Cash Rent	196	1.7%

H24/25/26/27/28. Units and Value by Race and Hispanic Origin of Householder (Universe: Specified Owner-Occupied Housing Units)

	Units	Aggregate Value	Average Value
Total	420	$ 223,772,716	$ 532,792
White	404	$ 216,838,254	$ 536,728
Black	9	$ 4,076,148	$ 452,905
American Indian, Eskimo or Aleut	0		**,***,***
Asian or Pacific Islander	7	$ 2,858,313	$ 408,330
Other Race	0		**,***,***
Not of Hispanic Origin	418	$ 222,572,716	$ 532,471
Hispanic Origin	2	$ 1,200,000	$ 600,000

H23A/23B/23C. Value (Universe: Specified Owner-Occupied Housing Units)

	Value
Lower Value Quartile	$
Median Value	$
Upper Value Quartile	$

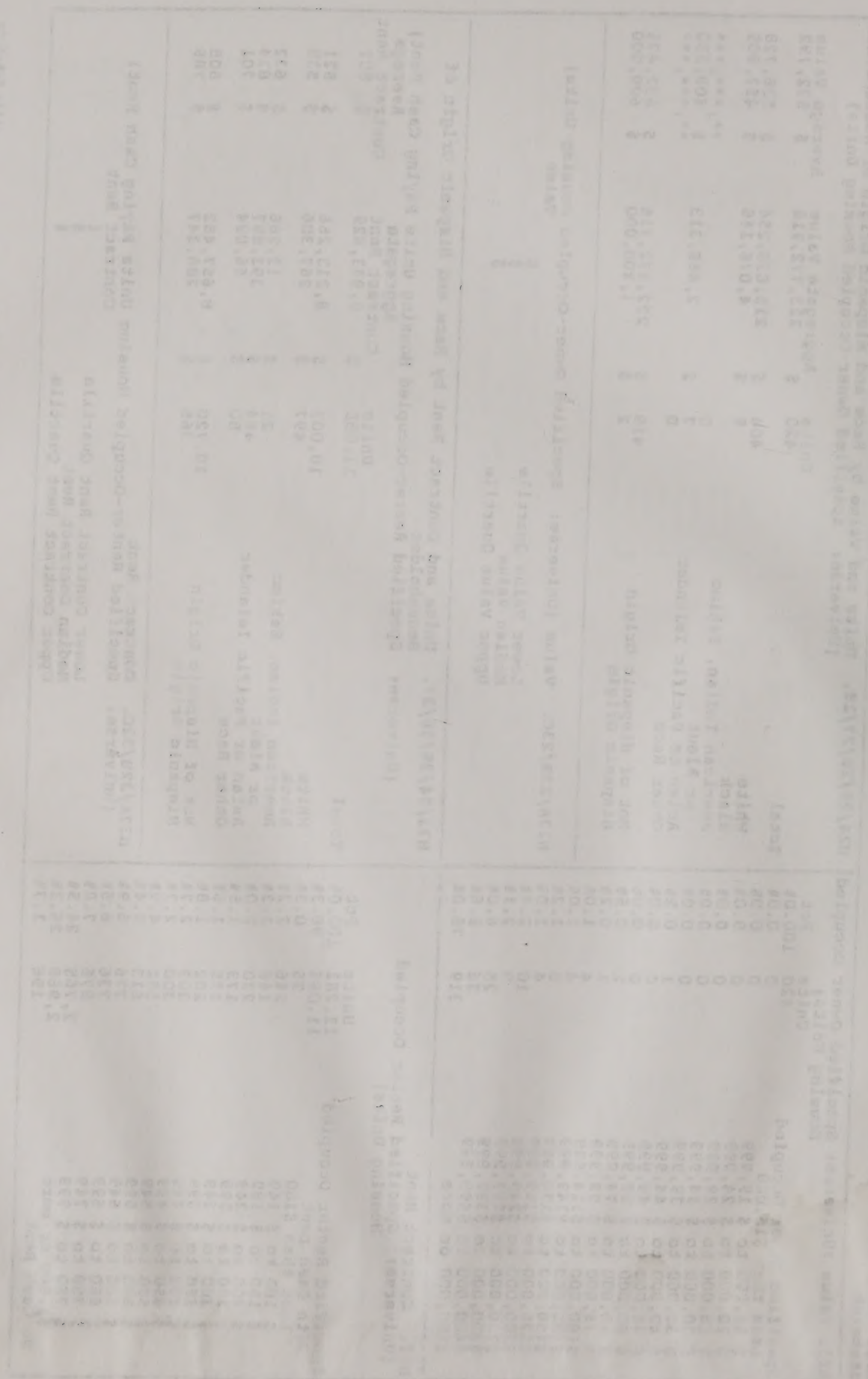
H33/34/35/36/37. Units and Contract Rent by Race and Hispanic Origin of Householder (Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)

	Units	Aggregate Contract Rent	Average Contract Rent
Total	11,085	$ 8,943,829	$ 807
White	10,003	$ 8,213,266	$ 821
Black	497	$ 267,306	$ 538
American Indian, Eskimo or Aleut	21	$ 13,266	$ 632
Asian or Pacific Islander	484	$ 393,897	$ 814
Other Race	80	$ 56,094	$ 701
Not of Hispanic Origin	10,720	$ 8,657,482	$ 808
Hispanic Origin	365	$ 286,347	$ 785

H32A/32B/32C. Contract Rent (Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)

	Contract Rent
Lower Contract Rent Quartile	$
Median Contract Rent	$
Upper Contract Rent Quartile	$

State Data Center, Massachusetts Institute for Social and Economic Research, 128 Thompson Hall, University of Massachusetts, MA 01003 (413) 545-3460



Report #91-20
Area Name: Back Bay/Beacon Hill
State:MA

Profile 8 - Housing Unit Structural Characteristics
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H29/43. Units and Value by Units in Structure (Universe: Owner-Occupied Housing Units)

	Units	Aggregate Value	Average Value
Total	4,602	$ 1,562,256,807	$ 339,473
Single Unit	473	$ 250,402,550	$ 529,392
1, Detached	61	$ 27,639,064	$ 453,099
1, Attached	412	$ 222,763,486	$ 540,688
Multi Unit	4,055	$ 1,287,068,029	$ 317,403
2	117	$ 57,577,966	$ 492,119
3 or more	3,938	$ 1,229,490,063	$ 312,212
Mobile Home or Trailer	1	$ 225,000	$ 225,000
Other	74	$ 24,561,228	$ 331,908

H30. Vacancy Status (Universe: Vacant Housing Units)

Specified Vacant For Sale Only	6
Specified Vacant For Rent	1,102
All Other Vacants	980

H31. Price Asked (Universe: Specified Vacant-for-Sale Housing Units)

Aggregate Price Asked	$ 2,917,246
Average Price Asked	$ 486,208

H38. Rent Asked (Universe: Specified Vacant-for-Rent Housing Units)

Aggregate Rent Asked	$ 995,535
Average Rent Asked	$ 903

H41/42/43. Units in Structure (Universe: Housing Units)

	Total Units	Total Pct	Vacant Units	Vacant Pct	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
Total	17,975	100.0%	2,086	100.0%	15,888	100.0%	4,602	100.0%	11,286	100.0%
Single Unit	624	3.5%	51	2.4%	575	3.6%	473	10.3%	102	0.9%
1, Detached	101	0.6%	16	0.8%	86	0.5%	61	1.3%	25	0.2%
1, Attached	523	2.9%	35	1.7%	489	3.1%	412	9.0%	77	0.7%
Multi Unit	17,122	95.3%	2,027	97.2%	15,097	95.0%	4,055	88.1%	11,042	97.8%
2	307	1.7%	30	1.4%	277	1.7%	117	2.5%	160	1.4%
3 or 4	2,151	12.0%	206	9.9%	1,945	12.2%	702	15.3%	1,243	11.0%
5 to 9	5,466	30.4%	623	29.9%	4,844	30.5%	1,388	30.2%	3,456	30.6%
10 to 19	4,371	24.3%	529	25.4%	3,841	24.2%	895	19.4%	2,946	26.1%
20 to 49	1,545	8.6%	146	7.0%	1,400	8.8%	412	9.0%	988	8.8%
50 or more	3,282	18.3%	493	23.6%	2,790	17.6%	541	11.8%	2,249	19.9%
Mobile Home or Trailer	1	0.0%	0	0.0%	1	0.0%	1	0.0%	0	0.0%
Other	228	1.3%	11	0.5%	218	1.4%	74	1.6%	144	1.3%

H43/44. Aggregate and Average Number of Persons by Tenure by Units in Structure (Universe: Persons in Occupied Housing Units)

	Occupied Housing Units Aggregate Persons	Occupied Housing Units Average Persons	Owner Occupied Housing Units Aggregate Persons	Owner Occupied Housing Units Average Persons	Renter Occupied Housing Units Aggregate Persons	Renter Occupied Housing Units Average Persons
Total	24,645	1.55	8,175	1.78	16,469	1.46
Single Unit	1,492	2.59	1,268	2.68	224	2.20
1, Detached	183	2.13	137	2.25	46	1.84
1, Attached	1,309	2.68	1,131	2.75	178	2.31
Multi Unit	22,806	1.51	6,747	1.66	16,059	1.45
2	573	2.07	292	2.50	281	1.76
3 or 4	3,454	1.78	1,323	1.88	2,131	1.71
5 to 9	7,394	1.53	2,278	1.64	5,116	1.48
10 to 19	5,484	1.43	1,416	1.58	4,068	1.38
20 to 49	2,069	1.48	655	1.59	1,414	1.43
50 or more	3,832	1.37	783	1.45	3,049	1.36
Mobile Home or Trailer	2	2.00	2	2.00	0	*,***.**
Other	340	1.56	156	2.11	184	1.28